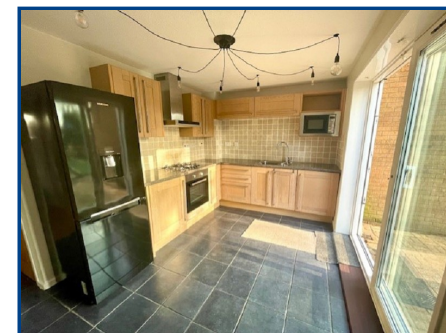
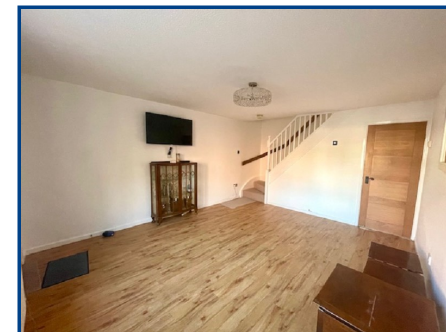


**Waun Gron  
Rhydyfro  
Pontardawe  
Swansea.**

Price **£200,000**



- Semi-detached house
- Two double bedrooms
- Kitchen/dining room
- Bathroom
- Double glazing and gas central heating
- Driveway and garage
- The enclosed garden backs onto woodland
- Covered outdoor dining/seating and cooking areas
- Ideal first time purchase
- Cul-de Sac location in a highly popular development



Viewing: **01792 865 042**

Website: **www.ctf-uk.com**

Email: **pontardawe@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

Semi detached house situated in a cul de sac location in this highly desirable residential development. The well presented accommodation comprises a spacious lounge, Kitchen/dining room to the ground floor and 2 bedrooms and a bathroom to the first floor. There is double glazing and gas central heating. Driveway and an attached garage. The well landscaped garden backs onto woodland. Ideal first time purchase.

**EPC Rating: C70**



**Property Description**

Semi detached house situated in a cul de sac location in this highly desirable residential development. The well presented accommodation comprises a spacious lounge, Kitchen/dining room to the ground floor and 2 bedrooms and a bathroom to the first floor. There is double glazing and gas central heating. Driveway and an attached garage. The well landscaped garden backs onto woodland. Ideal first time purchase.

**Ground Floor**

**Entrance Porch**

Entered via double glazed entrance door and a radiator.

**Lounge (17' 5" Max x 12' 8" Max) or (5.30m Max x 3.85m Max)**

Double glazed window to front, radiator, stairs to the first floor accommodation.

**Kitchen/Diner (12' 8" Max x 11' 8" Max) or (3.85m Max x 3.55m Max)**

Double glazed sliding patio door to rear offering views over the well landscaped garden and the woodland beyond. Fully fitted kitchen with an in built gas hob with a chimney extractor fan over, electric oven, in-built Neff microwave, integrated dishwasher, 1 1/2 drainer sink unit, radiator, travertine splash back and a tiled floor .

**First Floor**

**Landing**

Access to the attic space.

**Bedroom 1 (12' 8" x 8' 8") or (3.85m x 2.65m)**

Double glazed window to rear offering woodland views, radiator and laminate flooring.

**Bedroom 2 (12' 8" x 8' 5") or (3.86m x 2.57m)**

Double glazed window to front, radiator and laminate flooring.

**Bathroom**

Double glazed window to side. Suite comprises a panelled bath, WC, wash hand basin set in a vanity surround, radiator, access to the airing cupboard housing a gas combi boiler.

**External To Front**

To the front of the property there is a low maintenance gravelled garden. Adjacent to the garden is a driveway which extends to a single attached garage.

**External To Rear**

To the rear of the property there is a brick paved patio area, there is a stone pathway with artificial grass either side of, this leads on to a further paved slate patio area with a timber framed and slate roofed outdoor kitchen/ preparation area, there is also an adjacent timber framed and slate roofed decked dining/seating area. The garden backs onto woodland.

**Services**

Mains electricity, mains water, mains gas, mains drainage

